



Viewings by appointment  
0207 483 2611

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# Burnley Road, NW10 1EJ

£1,400 \*fees apply



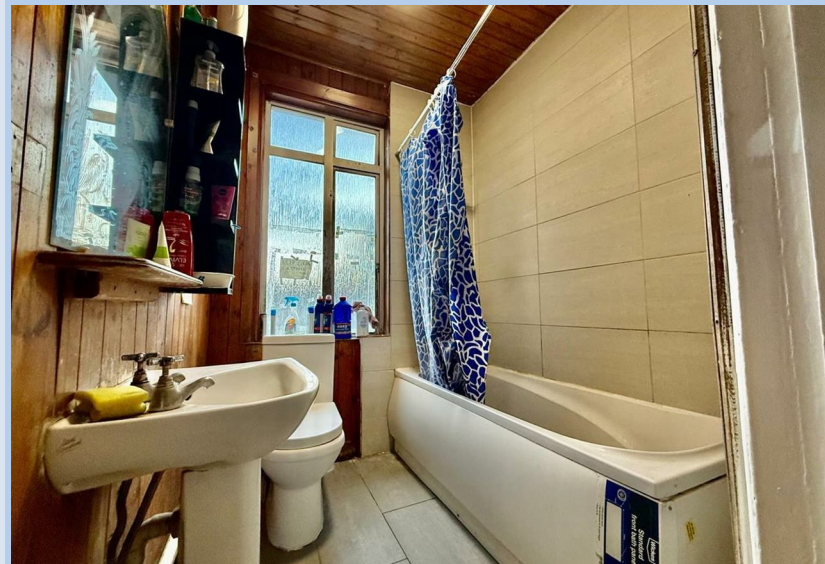
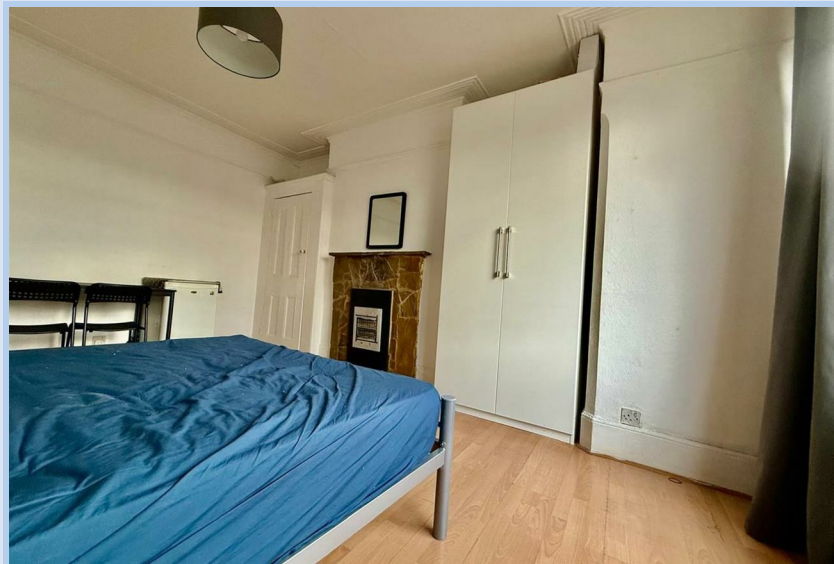
This well-presented ground floor studio offers comfortable, practical living just moments from Dollis Hill Station. The bright open-plan layout includes a sleeping/living space with large front window, fitted kitchen with hob, oven and under-counter fridge, plus a private modern shower room. Built-in shelving provides useful storage, while the studio benefits from access to a shared garden at the rear. Set on a quiet residential road yet seconds from local shops, cafés and excellent transport links, this is an ideal all-inclusive option for convenient London living.

## Key Features

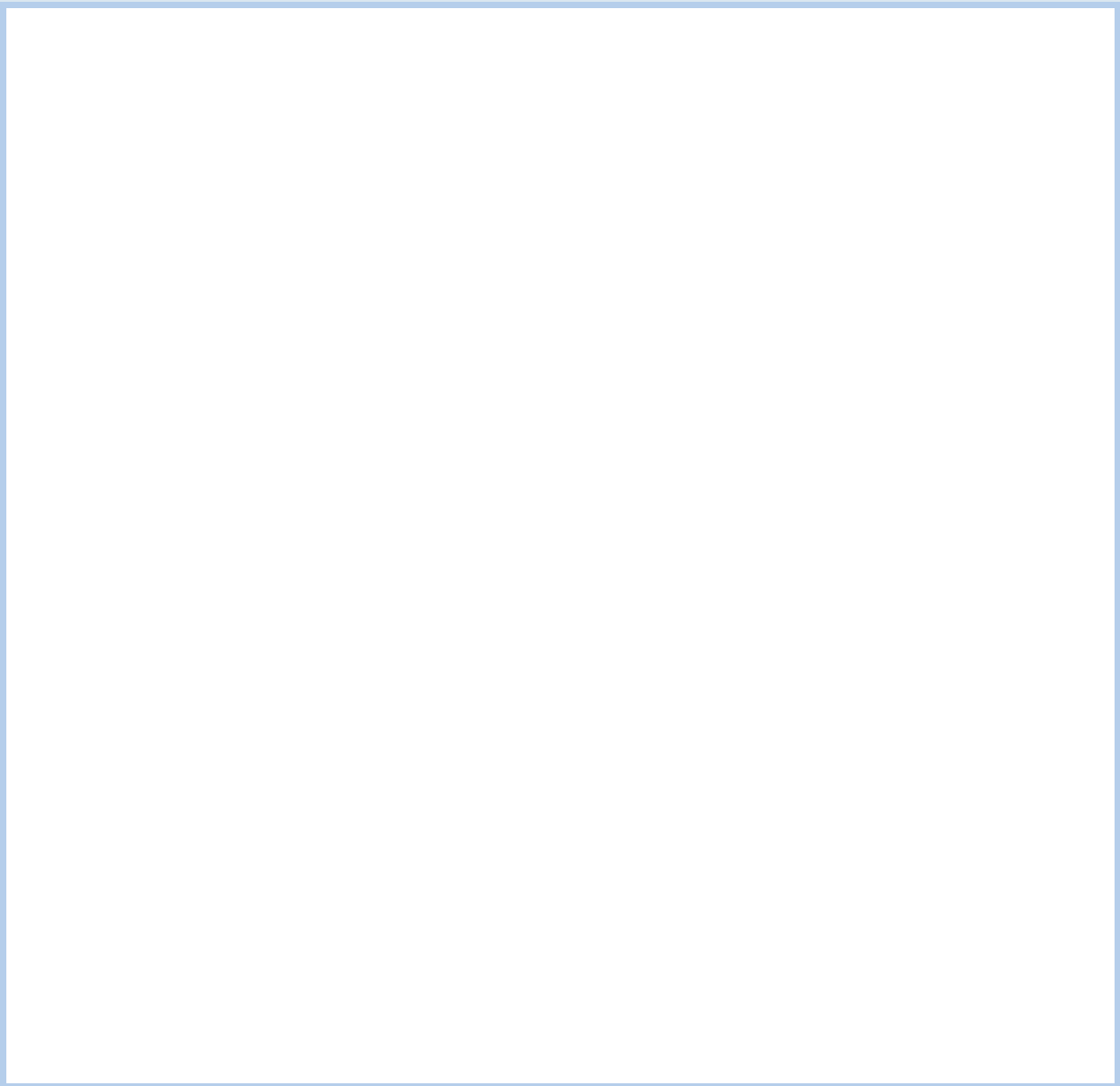
- Ground floor self-contained studio
- Rent includes all bills
- Bright open-plan living/sleeping area
- Fitted kitchen with oven, hob and fridge
- Private modern shower room
- Use of shared garden
- Built-in shelving providing useful storage
- Moments from shops, cafés and daily amenities
- 1-minute walk to Dollis Hill Station (Jubilee line)

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

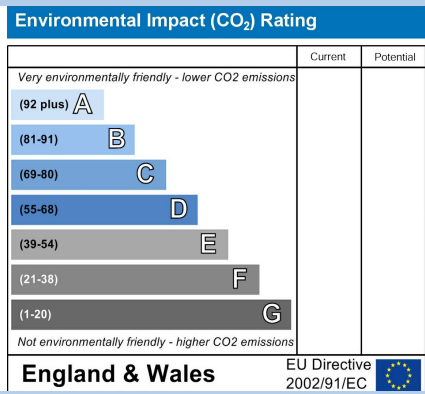
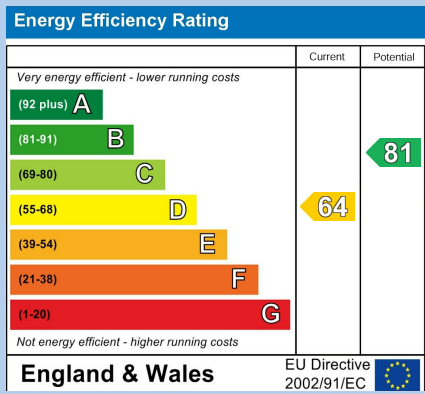
Tax Band: E  
EPC Rating: D



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- bills included



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\*All Fees stated are inclusive of VAT  
(calculated at 20%)  
Referencing Fee: £29.50 per applicant  
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).  
Administration fees: £107 per property

Important Notice  
In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.